20B

WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 04/06/05 16:04 2 pgs
Fees:13.00 Taxes:351.50

20050406-0038121

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$95,000.00.**

Raul B. Romero
Affiant

Subscribed and sworn to before me, this the 1st day of April, 2005.

DANIEL L. WISCARHOF NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE

Notary Public

My commission expires: 09/22/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

My Commission Expires SEPT. 22, 2007

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Claudia L. Romero **Raul Romero**	**nBank, N.A.**	**Map 043-05-0, Parcels 209 & 208**
205 Wiley Street	**55 Merchant Street, Suite 300**	
Madison, TN 37115	**Cincinnati, OH 45246**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David E. Holland and Lillian L. Holland, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Claudia L. Romero and Raul Romero, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lots Nos. 11 and 12, Block B, on the Plan of Overlook Estates, of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to David Holland and wife, Lillian Holland, by Warranty Deed from Jo Anne Mitteldorf, a married person, of record in Instrument No. 20000119006313, Register's Office for Davidson County, Tennessee. Lillian Holland is also known as Lillian L. Holland.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

David E. Holland being one and the same person as David Holland

Lillian L. Holland being one and the same person as Lillian Holland.

This is Improved (_X__) Unimproved (____) property, known as: **205 Wiley Street, Madison, TN 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **1st** day of **April, 2005.**

David E. Holland

Lillian L. Holland

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David E. Holland and Lillian L. Holland, husband and wife,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **April, 2005.**

Notary Public

My Commission Expires: 4/10/05